



Tapestry Gardens, Birkenhead CH41 7BQ

welcome to

Tapestry Gardens, Birkenhead

Everything I want the world to be, is now coming true especially for me, and the reason is clear, it's because this home is here, your' re the nearest thing to heaven that I've seen! This is the only explanation we at Jones and Chapman can find to justify just how perfect this home sweet home is....



Entrance Hall

With Composite double glazed front door and radiator.

Cloakroom

With WC, wash hand basin, radiator, and medicine cabinet.

Lounge

18' 5" x 10' (5.61m x 3.05m)

With double glazed bay window to front aspect and radiator.

Kitchen

10' 3" x 13' 5" (3.12m x 4.09m)

With wall and base units, gas hob with electric oven, washing machine and fridge/freezer, sink and drainer, radiator and boiler plus double glazed window and patio doors to rear aspect.

First Floor**Landing**

With loft access.

Bedroom One

10' 4" x 10' 1" (3.15m x 3.07m)

With double glazed window to front aspect, radiator and storage cupboard.

En Suite

With WC, wash hand basin, shower cubicle, radiator, part tiled and double-glazed window to front aspect.

Bedroom Two

6' 7" x 10' (2.01m x 3.05m)

With double glazed window to rear aspect and radiator.

Bedroom Three

7' x 6' 7" (2.13m x 2.01m)

With double glazed window to rear aspect and radiator.

Bathroom

With bath with mixer tap and shower over bath, wash hand basin, WC and radiator plus double glazed window to side aspect.

Outside**Rear Garden**

With flagging.

Please Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Tapestry Gardens, Birkenhead

- Three Bedroom End of Terrace House
- Lounge
- Kitchen / Diner
- Downstairs WC
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 297.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116287 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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